

220277 C.M.J. COMPARED

GENERAL WARRANTY DEED.

This Indenture, Made this 5th day of January A.D. 1923, between Terrace Drive Company a corporation, organized under the laws of the State of Oklahoma of Tulsa County of Tulsa, State of Oklahoma, party of the first part, and Belle West and her husband, G. A. West party of the second part.

WITNESSETH, That in consideration of the sum of Fifteen Hundred and No/100 Dollars, the receipt whereof is hereby acknowledged, said party of the first part, does, by these presents grant, bargain, sell, and convey unto said parties of the second part their heirs, executors or administrators, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

Lot twelve (12) Block one (1) of the subdivision of a part of block five (5) of Terrace Drive Addition to the city of Tulsa, County of Tulsa, State of Oklahoma, according to the recorded plat thereof.

TO HAVE AND TO HOLD THE SAME, Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining forever.

And said Terrace Drive Company, a corporation its successors or assigns, does hereby covenant, promise and agree to and with said parties of the second part at the delivery of these presents that it is lawfully seized in its own right of an absolute and indefeasible estate of inheritance in fee simple, of and in all and singular the above granted and described premises, with the appurtenances; that the same are free, clear, and discharged and unincumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and incumbrances, of whatsoever nature and kind. EXCEPT general and special taxes for the year, 1921, and subsequent years, and it is further agreed between the parties hereto that this lot is sold for residence purposes only and no dwelling shall be erected thereon to cost less than forty five hundred dollars (\$4500.00), when completed, no part of which shall be bearer the front lot line than thirty feet (30') and that said Corporation will Warrant and Forever Defend the same unto said parties of the second part their heirs, executors or administrators, against said party of the first part their successors or assigns, and all and every person or persons whosoever, lawfully claiming or to claim the same.

IN WITNESS WHEREOF, The said party of the first part hereto has caused these presents to be signed in its name by its president, and the corporate seal to be affixed, attested by its secretary at Tulsa, Oklahoma the year and day first above written.

(Corporation Seal)
ATTEST: By J. O. Osborn, Sec'y.
(Secretary or Officer required by Company's By-laws)
STATE OF OKLAHOMA, Tulsa County, ss.

TERRACE DRIVE COMPANY,
Name of Corporation

Name of Corporation
J. M. Gillette President

Before me, the undersigned, a notary public in and for said county and state on this 5th day of January, 1923, personally appeared J. M. Gillette, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its president and acknowledged to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of such corporation, for the uses and purposes therein set forth.

Witness my hand and official seal the day and year above written.

My commission expires: June 4th, 1924. (Seal) R. H. Siegfried, Notar
Filed for record in Tulsa, Tulsa County, Oklahoma, January 27, 1923, at 11:00 o'clock A.M.
and recorded in Book 435, Page 42.

By Brady Brown, Deputy. (Seal) O. G. Weaver, County Clerk.